



Acton Town Center Planning

Kelley's Corner Improvement Initiative

Kelley's Corner Steering Committee

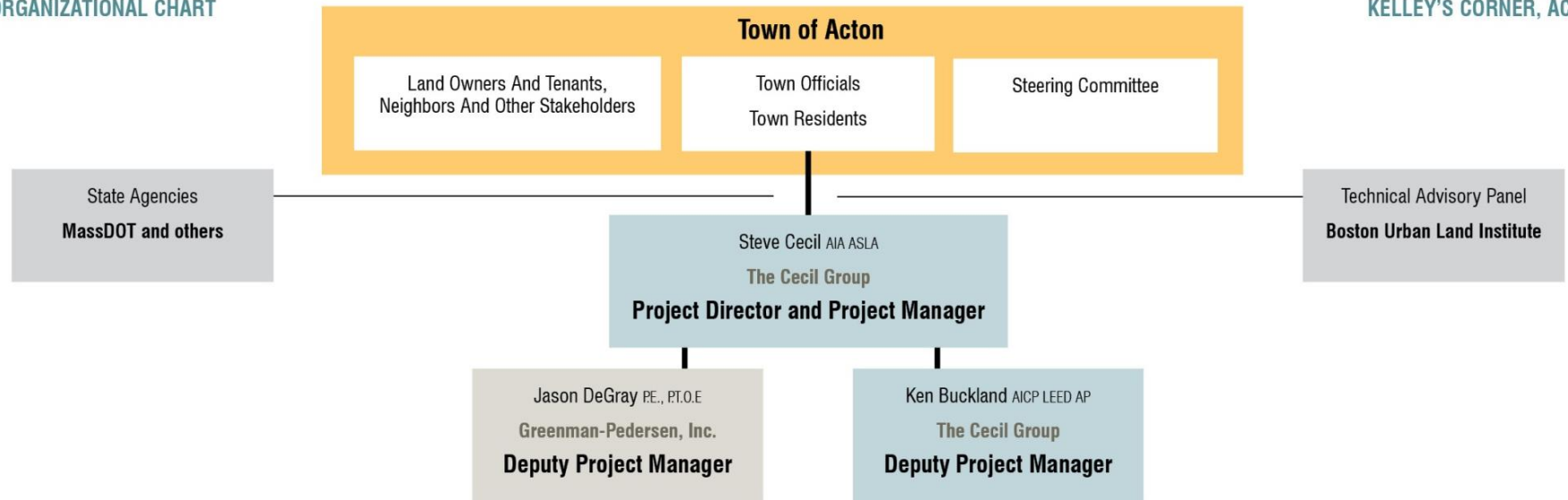
- Andy Brockway: Acton 2020
- Bonny Nothern: Acton 2020
- Eric Solomon: Acton 2020
- Rob Bukowski: Planning Board
- Margaret Woolley Busse: Finance Committee
- Larry Kenah: Economic Development Committee
- Peter Darlow: Design Review Board
- JD Head: Associate member

CONSULTANT TEAM>

The Cecil Group Team

ORGANIZATIONAL CHART

KELLEY'S CORNER, ACTON



Transportation Engineering and Infrastructure

Greenman-Pedersen, Inc.
**Traffic Engineering and
Infrastructure Improvement Plan**

Joseph Johnson P.E., P.T.O.E.

Rebecca Williamson P.E.

William Murphy E.I.T.

Jeffrey Bradford P.E., P.L.S.

Innovative Data, LLC
Traffic Data Collection
Beth Knodler

Welch Associates
Land Surveyors, Inc.
Surveys and Data Collection
Pamela Welch LAND SURVEY
Kraig Kilpatrick LAND SURVEY

Economic Consulting

Cambridge Economic
Research
**Real Estate Market
Conditions and Inventory
for Redevelopment**
Margaret Collins AICP

Byrne McKinney &
Associates
**Strategic
Redevelopment
Scenarios and
Pro Formas**
Pamela McKinney
MAI, CRE

Urban Design, Urban Planning, and Landscape Architecture

The Cecil Group

Urban Design
Joshua Fiala
AIA AICP LEED AP

**Landscape
Architecture**
Erik Bednarek
ASLA

Urban Planning
Nels Nelson
Diana Marsh AICP

Overall Process

- Organization and Initiation
- Understanding the Potential, Susceptibility to Change, and Options for Change
- Visioning Process
- Plan and Implementation

Tasks and Schedule

- Task 1 Project Initiation
- Task 2 Existing Conditions and Projections
- Task 3 Alternatives and Evaluations
- Task 4 Implementation Plan

- Grant Submittal
- Town Meeting Warrant Articles

- One year schedule [Approximate]

2014										2015	
Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb

Committee Schedule and Agendas

- March 12: Kick-off
- April 9: Existing Conditions; Initial Findings
- May 14: Existing Conditions: Draft Report, Review of Public Meeting
- June 11: Preliminary Alternatives
- July 9: Refined Alternatives, Review of Public Meeting
- August 13: Visioning
- September 10: Implementation Strategy
- October 8: Infrastructure Plan
- November 12: Zoning Strategy
- December 10: Review of Draft Plan, Review of Public Session
- January 14: Action Plan and Roll-out

2014										2015	
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Public Charrettes and Sessions

- Stakeholder Interviews: Preliminary – February, March
- Stakeholder Discussions: Alternatives – June
- Stakeholder Discussions: Implementation Options – September

- Public Workshop: Conditions and Projections – May
- Public Workshop: Vision and Alternatives – July
- Public Workshop: Implementation and Stewardship – November
- Public Roll-out: Plan - January

2014										2015	
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Protocols and Communications

- Committee Chair and Town Staff
 - Day-to-day communications
 - Public Media
- Steering Committee
 - Scheduled meetings
- Consultant Team – The Cecil Group [Greenman-Pedersen]
 - Meeting content
 - Questions and suggestions
- All
 - Outreach for public sessions

Urban Land Institute: Technical Assistance Panel

- There is a good mix of uses and the center is “not broken”
- Ownership, high value land uses, the success of the businesses, and lack of land to aggregate and redevelop severely limit near term changes to properties
- Shared parking is not realistic given the land development and configuration
- Do not re-envision the center – focus on near term actions within town powers. Build pedestrian crossings and sidewalks and make zoning more predictable
- Reconsider next steps to focus less on vision and more on near term infrastructure improvements
- Near term objectives should include making pedestrian movement safer and more comfortable – more controlled crossings and contiguous sidewalks

Urban Land Institute: Technical Assistance Panel

- Consider regional High School as activity generator and provide better and safer links to retail center
- Multifamily housing is presently not the best option, especially without transit. Possibility of townhouses as a transition in southern quadrant below Nadine Road
- Kmart is owned by Stop & Shop with a real estate strategy that may be against near term reinvestment even though under-performing. Town should ask to use the open parking lot for temporary uses; farmers market, food trucks
- Establish Economic Development office/r and talk to Eden to consider expansion and talk to Stop & Shop or help developer to buy them out
- Add a senior/community center to increase civic activity

Common Issues



Initial Challenges

- Travel and Congestion
- Basis for Reinvestment
- Pedestrian Safety and Comfort
- Quality of Site Design and Architecture

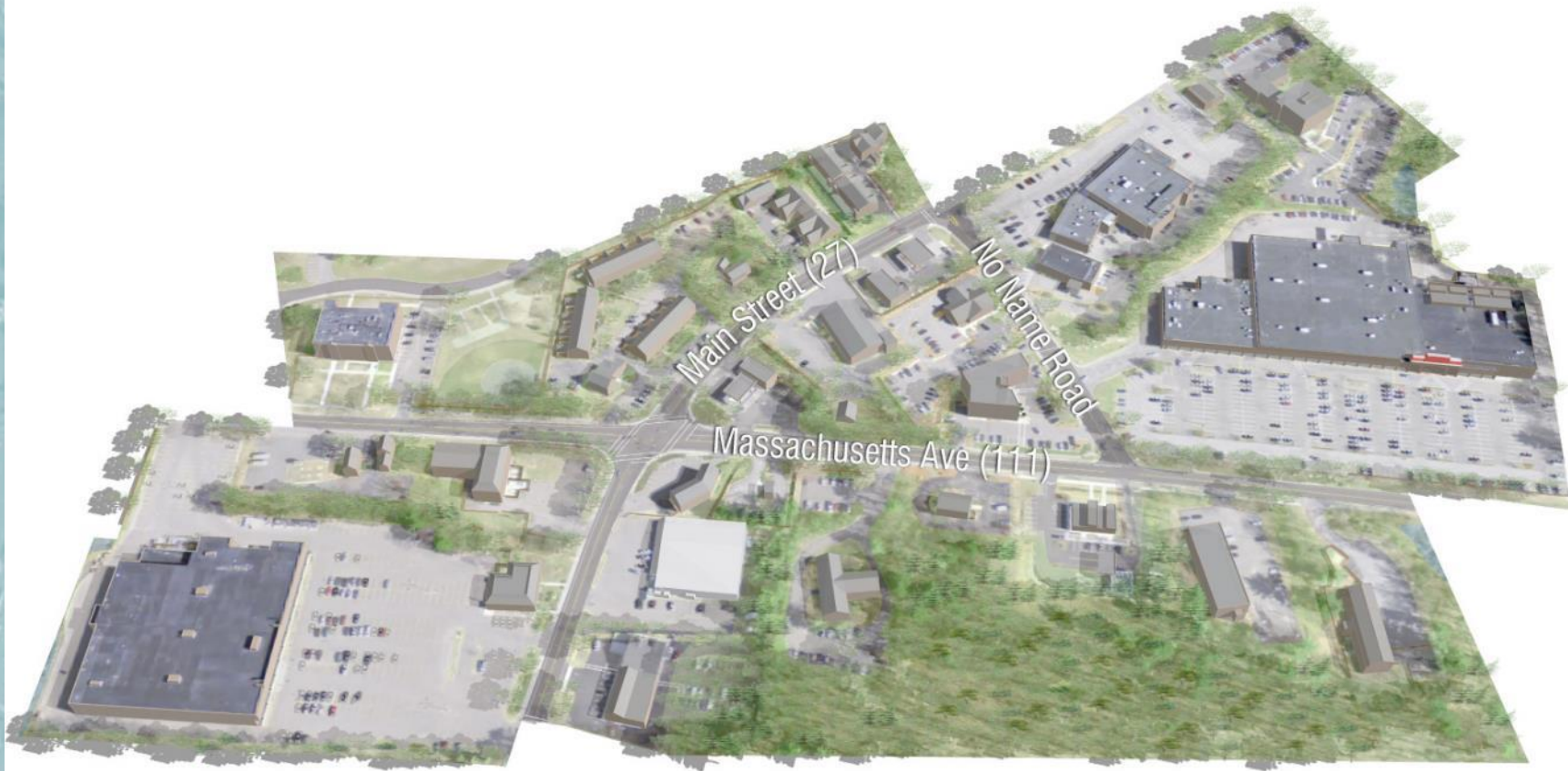
View from North



View from West Looking Down Massachusetts Avenue



View from South



Land Uses



Overarching Issues



Reuse and Redevelopment



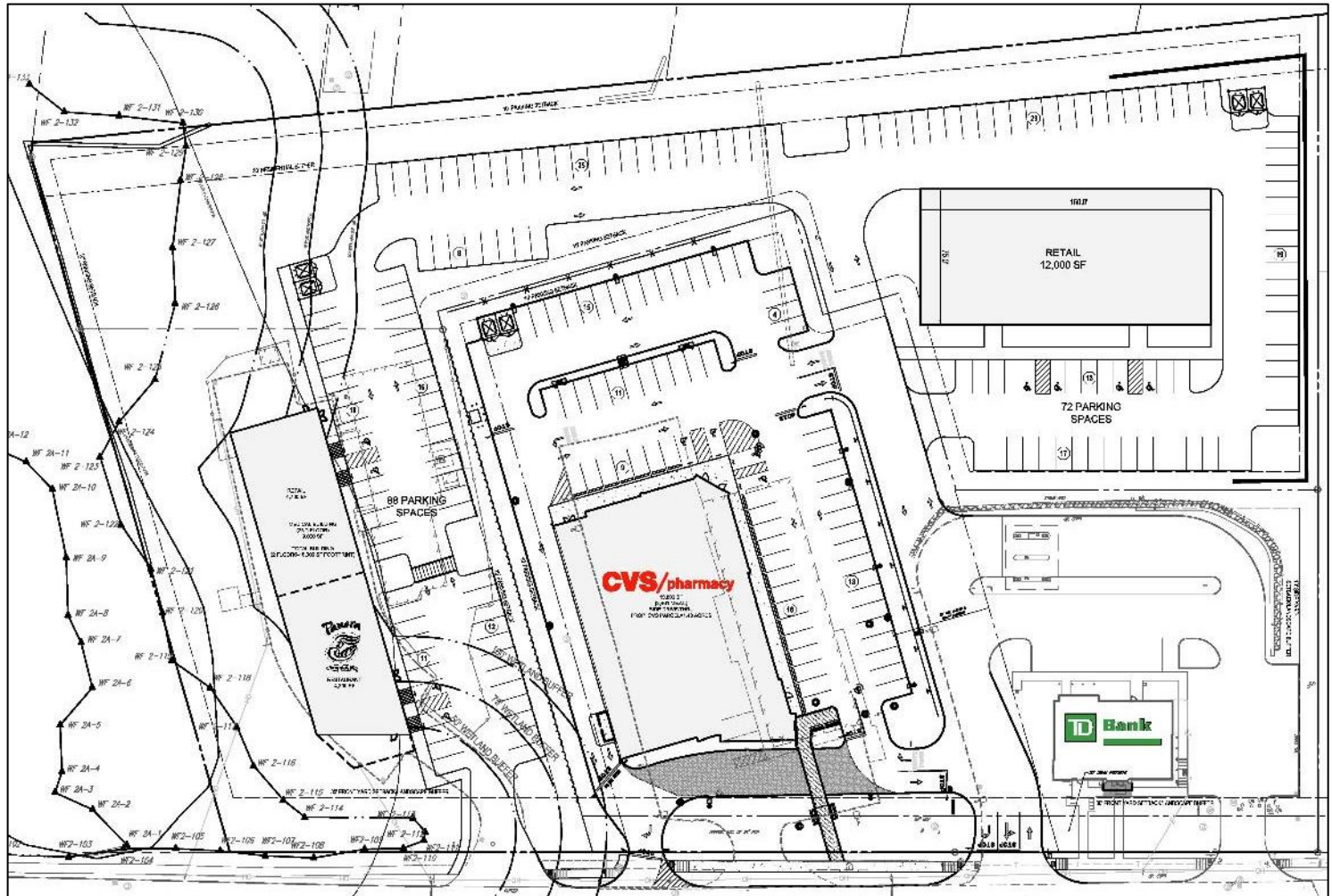
Many Places to Park



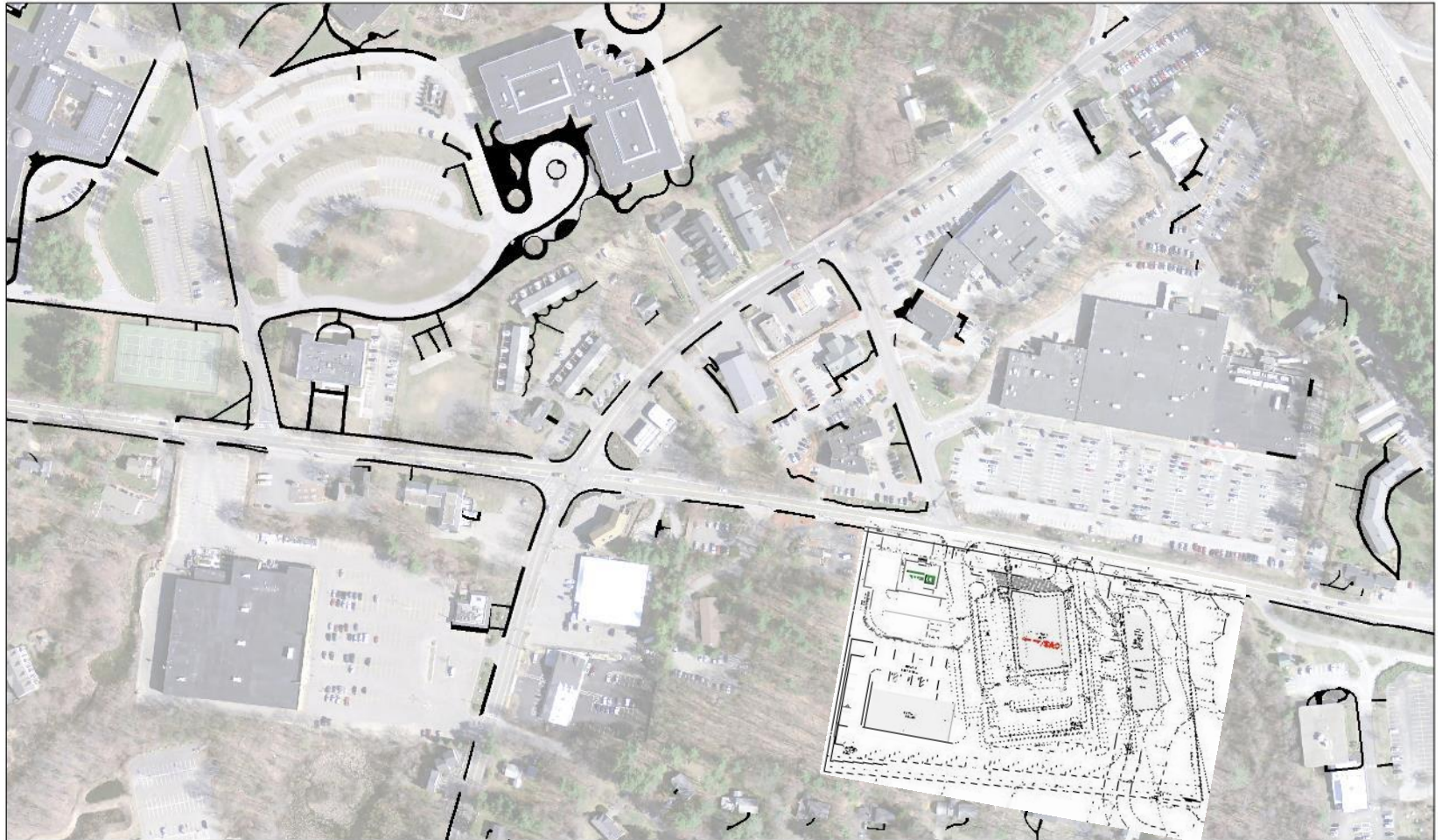
Very Few Places to Walk



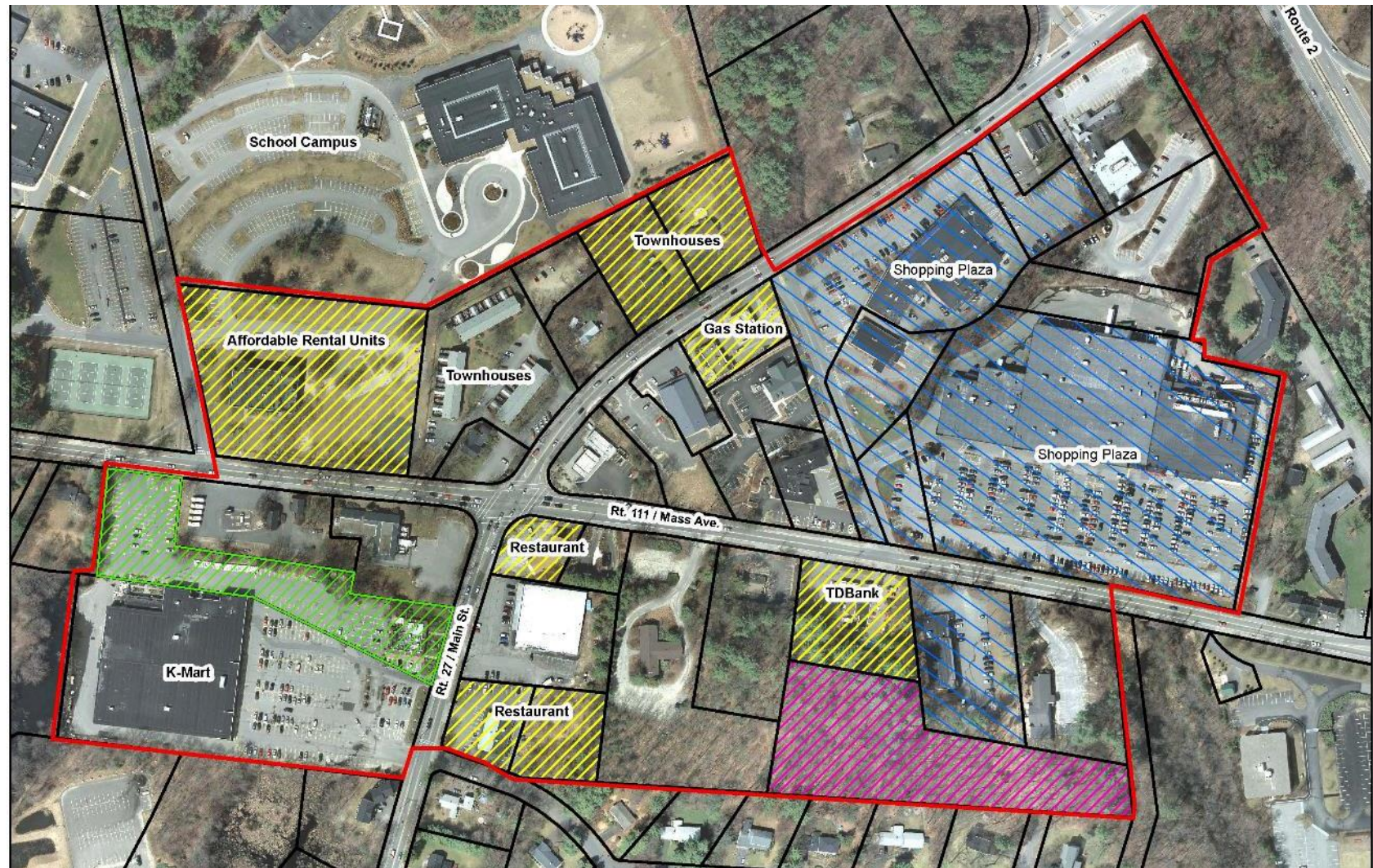
Planned Development



Planned Redevelopment



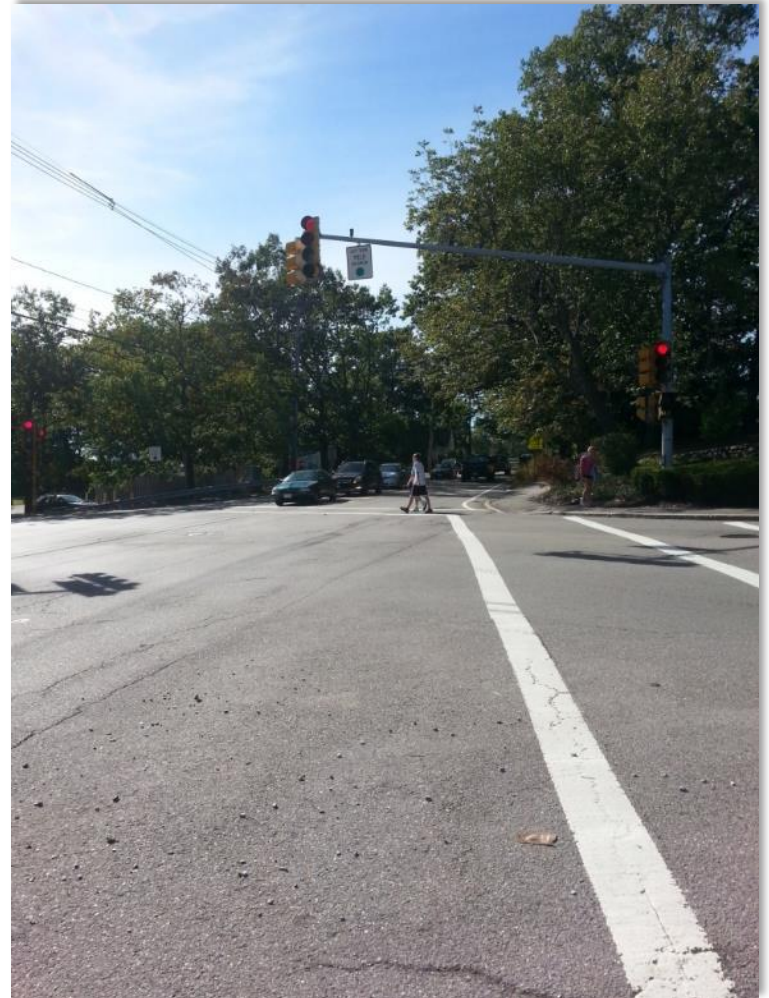
Redevelopment Potential



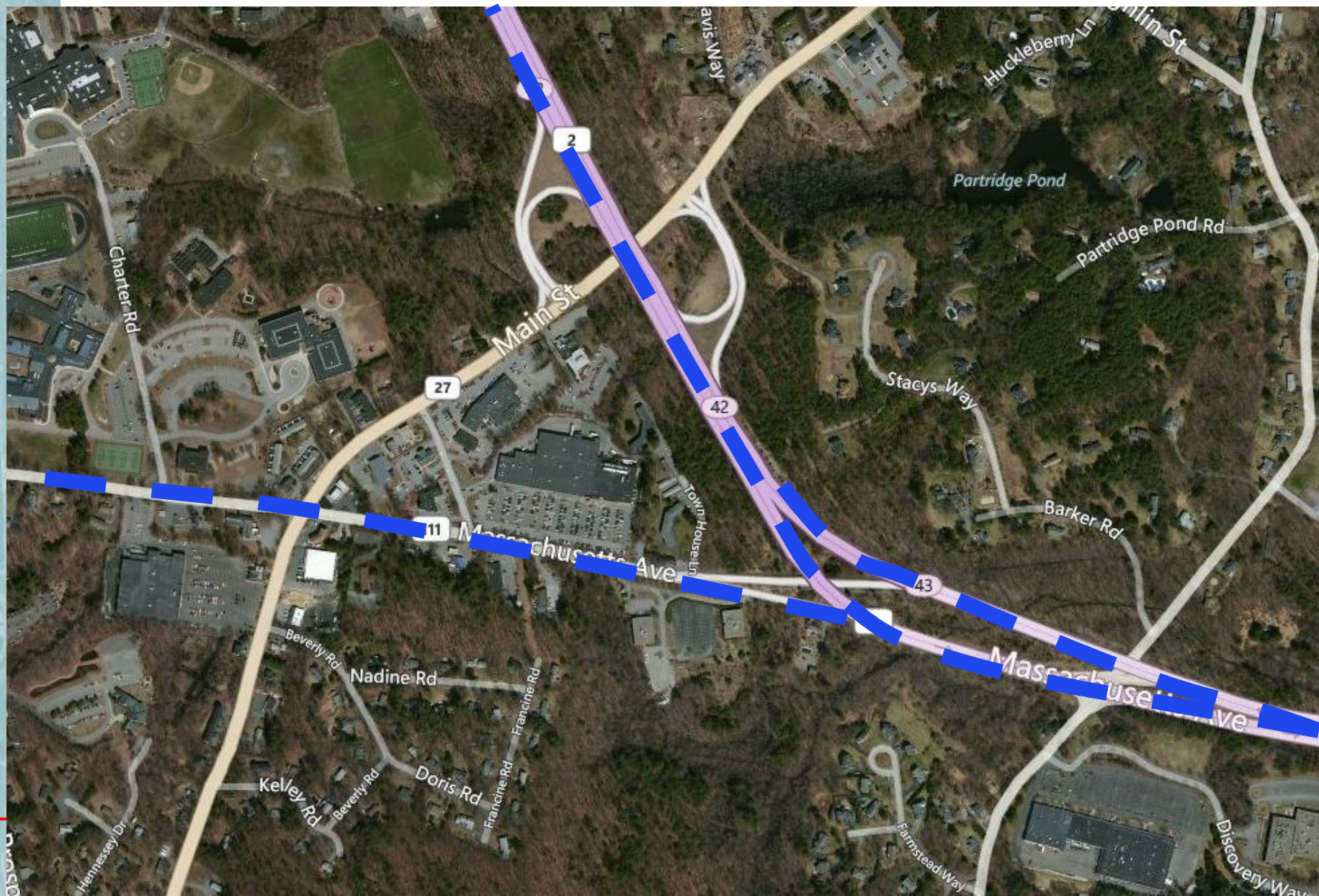
Traffic



Pedestrians

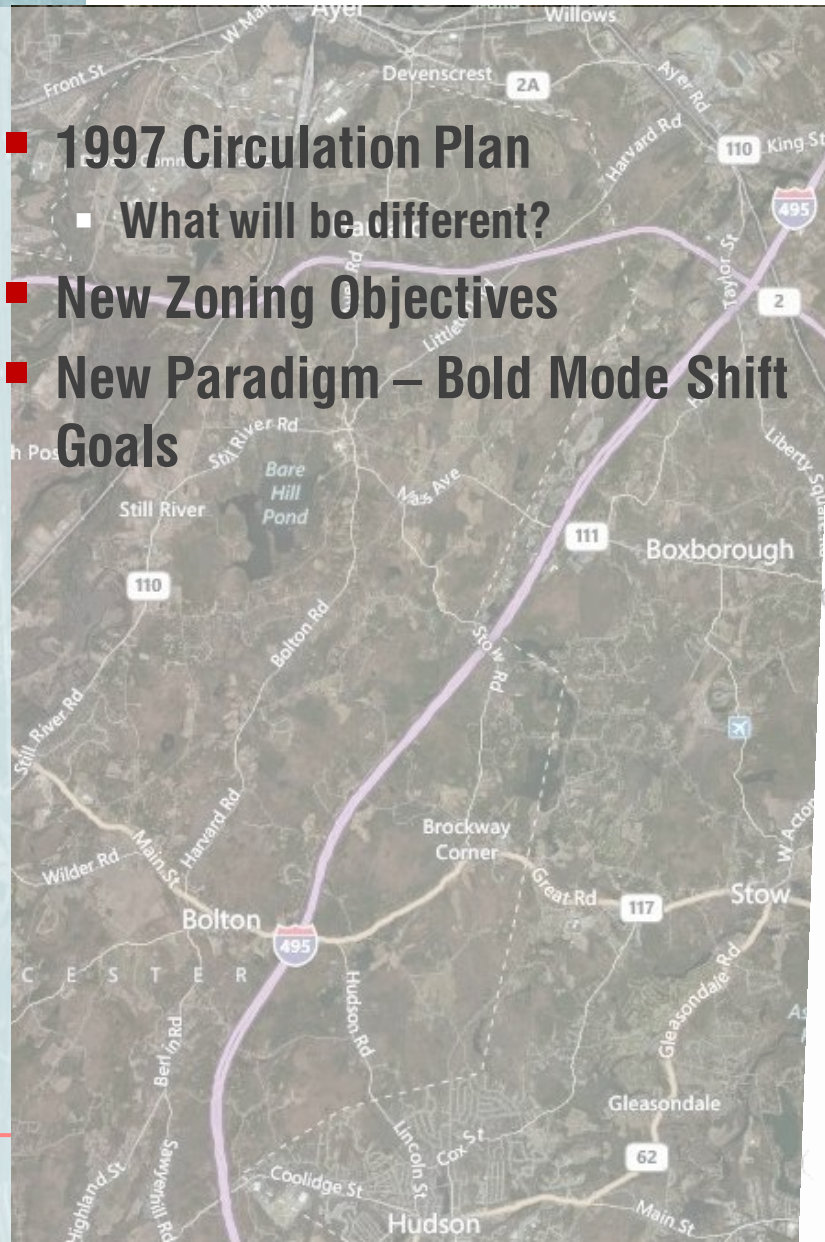


Local Context



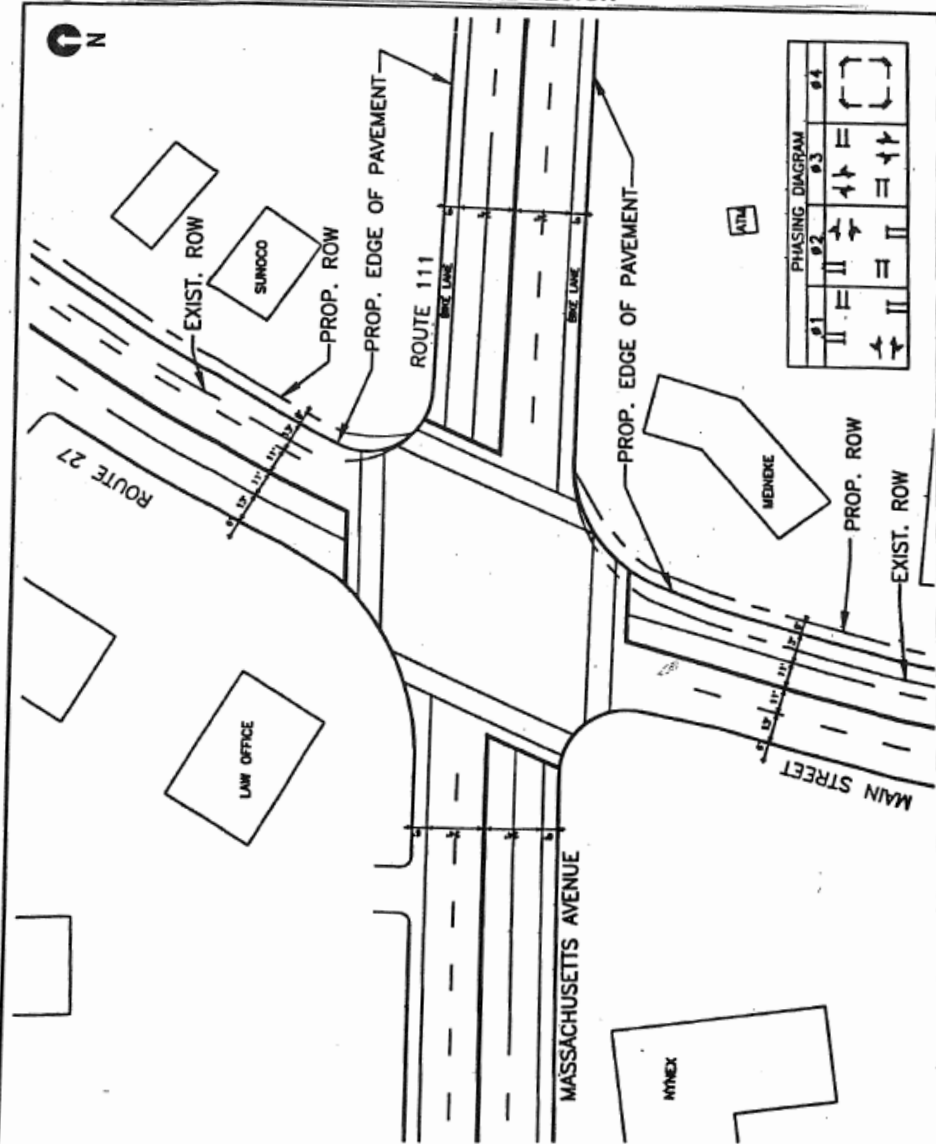
History

- **1997 Circulation Plan**
 - What will be different?
- **New Zoning Objectives**
- **New Paradigm – Bold Mode Shift Goals**



KELLEY'S CORNER BUSINESS DISTRICT Circulation Plan

Figure 18. ROUTE 27/111 CONCEPTUAL DESIGN



Option: Address Regional Traffic



CHOICES

- Addressing Regional Traffic Should be Considered a Long Term Goal
- MassDOT is a Major Stakeholder
 - Early coordination will be key
- Could Afford a More Transformative Solution to Kelley's Corner
- One Corridor is Traffic Intensive
- The Other Corridor Serves Abutting Land Uses
- Not the Only Option to Realize a Complete Streets Solution